

NorthstarMLS Listing Status Guide

Active



Not sure what status on the MLS your listing should be set to?

Check out our NorthstarMLS Matrix status dictionary below for statuses available on the MLS.

Expired

Pending

Cancelled

TNAS

Coming Soon

Sold

Comp Sold

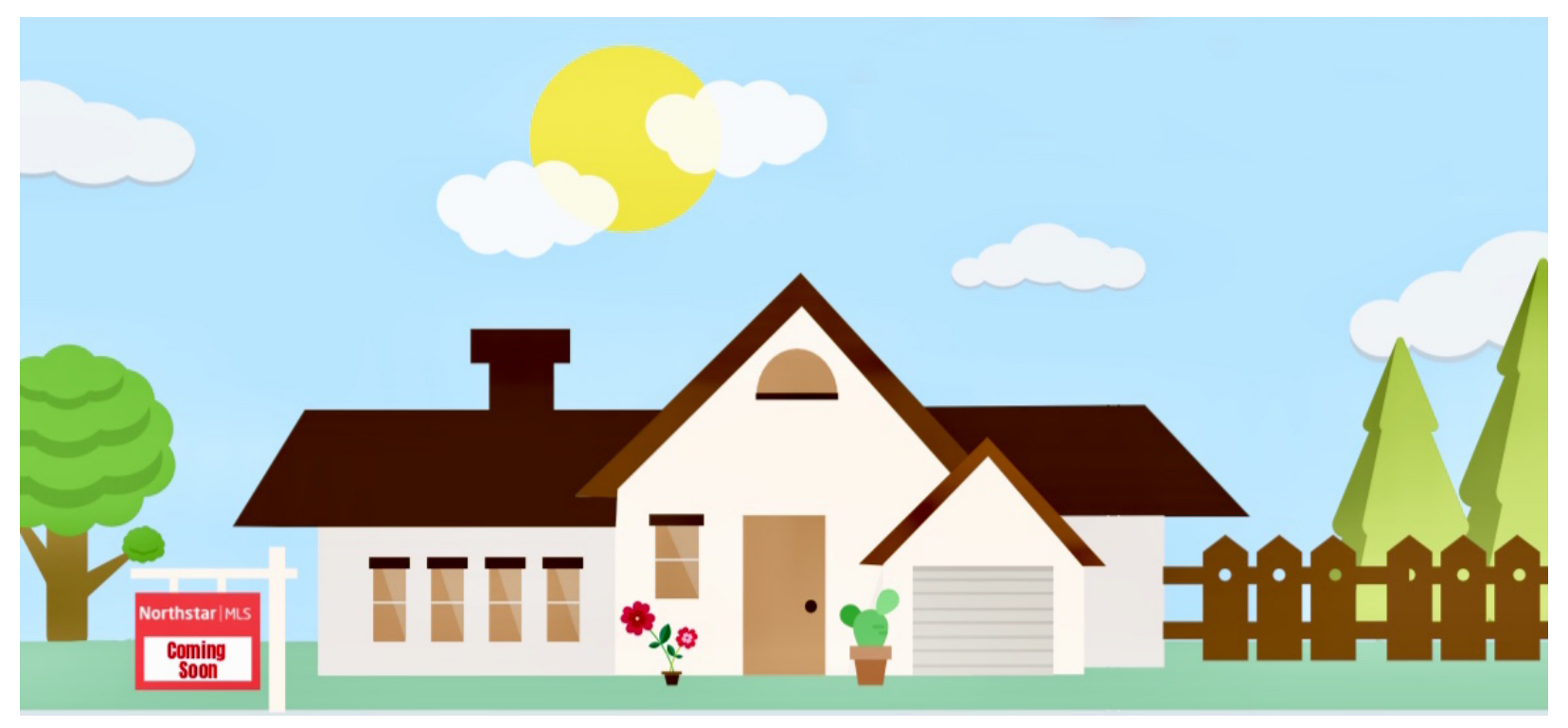
Coming Soon

A Coming Soon listing status indicates the property is being prepared for sale but is not ready for showing. Listings in Coming Soon status may not be shown until the listing is in Active status. Coming Soon is available only for new listings and only for 21 days from listing entry into the MLS. The seller must sign a Coming Soon Authorization Form.

Market Time does not accrue while in this status.

Example:

Your client wants to do some work on the property and it's not ready for showings, but wants to pre-market the listing through the MLS for a limited time.



Active

The property is available for showing appointments and the seller is accepting offers. No agreement of sale (with or without contingencies) is currently in effect. If an offer is accepted with a contingency, you must reflect that in the Contingency field.

Market Time is accumulated in this status.



Example:

A home that is For Sale, available for showing.

Temp Not Available for Showing

The seller has signed the listing agreement, but the property is not available for showing appointments for more than 24 hours. If an offer is accepted with a contingency, you must reflect that in the Contingency field.

Market Time is paused in this status.

Example:

If a home is under construction for remodeling or painting. Or if a seller is gone for an extended period over the holidays, TNAS should be set for the listing.



Pending

Listings of property in which an agreement of sale is in effect, the settlement has not yet taken place, and the MLS participant has been instructed by the Seller to no longer set appointments for showings.

Market Time is paused in this status.



Example:

An offer from a buyer has been accepted by the seller.

Sold

Listings of property where a successful closing has taken place and title has transferred from seller to buyer or where possession of a property has transferred from a lessor to a lessee.

Market Time stops accumulating in this status.

Example:

All paper work has been completed and the home has been sold to a new buyer.



Comp Sold

If a property was not listed on NorthstarMLS and you represent the buyer in a transaction, you may (with the buyer's written permission) record the sale on NorthstarMLS as a Comp Sold. A Comp Sold is a property sold by an MLS participant when the property was not available for sale on NorthstarMLS. A Comp Sold will never have a listing agent as there was no listing contract under NorthstarMLS.

A Comp Sold never has Active status on NorthstarMLS, so it does not accumulate MLS Market Time. It cannot be entered as an actual listing and then changed to sold. Doing so would create Market Time and incorrectly list the buyer's agent as the seller's representative.



Example:

A home that was not listed on MLS sold in the same neighborhood as the listing you're comparing to. The buyer's representative entered it as a comp sold listing so it could be used as a comparable.

Cancelled

Listings of property where the listing contract between the Participant and the seller has been terminated before the agreed upon expiration date in the contract.

Market Time is not accumulated in this status.

Example:

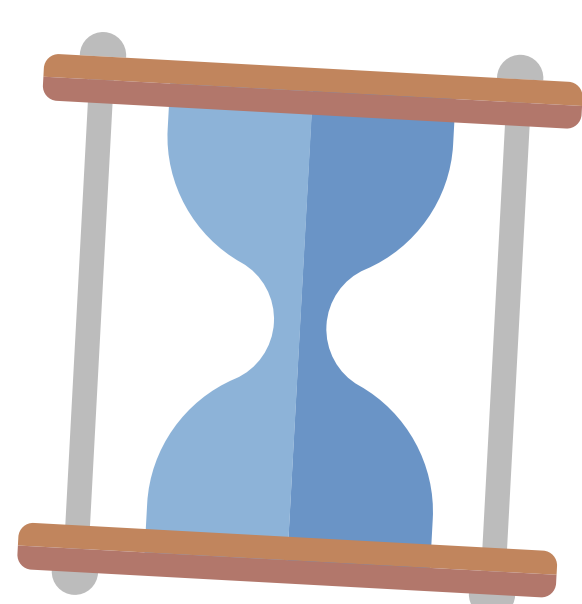
The listing contract between the seller and the broker has been terminated.



Expired

Listings of property where the listing contract has passed its contractually agreed upon expiration date and the Participant has not secured permission from the seller on or before that expiration date to extend the term of the listing for an additional period of time.

Market Time is not accumulated in this status.



Example:

The listing agreement is no longer in effect.

Don't forget!



Listings must be updated within 24 hours of **ANY** change in status.

Questions? 651-251-3210

 **NorthstarMLS**
For your Information. For your Success.